

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-2(c)

KAREN E. BEZNER, ESQ.

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Karen E. Bezner
KB 5770

In Re:

JUNE MARIE FISHER,

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Order Filed on February 15, 2023
by Clerk
U.S. Bankruptcy Court
District of New Jersey

Case No.: 19-29950

Judge: Hon. Christine M. Gravelle, U.S.B.J.

ORDER AUTHORIZING SALE OF REAL PROPERTY AND FOR OTHER RELIEF

The relief set forth on the following pages, numbered two (2) through 2 is hereby **ORDERED**.

DATED: February 15, 2023

A handwritten signature in black ink, reading "Christine M. Gravelle".

Honorable Christine M. Gravelle
United States Bankruptcy Judge

Debtor: June Marie Fisher

Case No.: 19-29950 (CMG)

Caption of Order: Order Authorizing Sale of Real Property And For Other Relief

ORDERED that:

- 1) Karen E. Bezner, Chapter 7 trustee is hereby authorized to sell the real property at 16 Twyford Lane, Manchester, New Jersey 08759 to Karen and Thomas Muldoon for the purchase price of \$320,000.00, said sale to be conducted free and clear of all mortgages, liens, judgments and other encumbrances, such mortgages, liens, judgments and other encumbrances as are proven valid to attach to the proceeds of sale.
- 2) This Order confirms that the Trustee has rejected the contract between the debtor and Sun Run Total Solar dated June 14, 2011. Said contract is avoided as an encumbrance against the property pursuant to 11 U.S.C. Section 363(f).
- 3) The proposed sale meets the requirements of 11 U.S.C. Section 363(b) and (f), and satisfies the requirements of In Re Abbott's Dairies of Pennsylvania, Inc., 788 F.2d 143, 147 (3d Cir. 1986).
- 4) The mortgage lien to Midfirst Bank shall be paid in full at closing.
- 5) The Trustee is authorized to pay the real estate brokers at closing in the following amounts:
Partners Realty Group, 2.75% plus \$150.00, or \$8,950.00; Homesmart First Advantage, 2.25% minus \$150.00, or \$7,050.00.